

**MINUTES OF THE REGULAR MEETING
OF THE PLANNING BOARD
HELD IN THE TRUSTEES' ROOM, VILLAGE HALL
ON WEDNESDAY, OCTOBER 11, 1995**

Members

Present: Patrick J. Gilmartin, Chairman
Robert Buford
William Bush, Secretary
Joseph Elliot

Members

Absent Peter Lilienfield

Also Present: Brenda Livingston, Ad Hoc Planning
Board Member
Florence Costello, Clerk
Eugene Hughey, Building Inspector
Peter Oley, E.C.B. Member
Desiree Garvin, Court Reporting Services,
for Westwood
Development Associates
Earl Ferguson, Chairman of the
Architectural Review Board
Applicants and other persons mentioned in
these Minutes
Members of the Public.

IPB Matters

Considered: 94-03 - Westwood Development
Associates, Inc.

Sht. 10, 11, Lot 25, 25K, P25J2
95-01 Stephanie Scott
Sht. 1, P-3, P-5A2
95-19 Sara-Jane Petitti
Sht. 6, Bl. 258, Lot 10
95-20 Peter & Donna Hurwitz
Sht. 7B, Bl. 248, Lot 3

The Chairman called the meeting to order at 8:00
p.m.

**Discussion of R.R. Irvington Associates
for staging lot approval for Lot 16.**

James Ryan, R.L.A., of John Meyer Consulting, and Robert Houlihan, Project Supervisor, appeared for the Applicant.

Mr. Ryan explained that the Applicant wanted to advise the Board of its intent to use Lot 16 as a staging area. Mr. Ryan submitted copies of proposed plans to the Clerk and the Board agreed to place the matter on the agenda for its November meeting.

The Board next considered the following administrative matters:

1. The Chairman referred to correspondence from Mr. Mitchell Adler, a neighbor of Abbott House, regarding a wall which was in need of repair. The Chairman stated that based on Mr. Hughey's inspection no safety issue was involved. Accordingly the Board concluded that there was no violation of Abbott House's special permit.

2. The Chairman read a letter from Steve McCabe, Village Administrator, regarding the changes made by the Village Trustees to the Board's proposed procedural regulation regarding matters involving the open space inventory. The Board accepted the changes. A copy of the approved regulations is attached to these Minutes.

3. The Chairman indicated that Mercy College had failed to respond to the Board's inquiries regarding compliance with its special permit with respect to traffic patterns. After discussion, on motion of Mr. Bush, the Board ordered the Clerk to include on the agenda of the Board's November meeting an item calling for consideration of whether Mercy College is in violation of its Special Permits, and to notify the College accordingly.

4. The Chairman read a letter from the Site Plan Review Committee of the Irvington Volunteer Fire Department

regarding notice to the Committee of site plan or subdivision approvals. The Chairman indicated he would respond to the letter.

IPB Matter #95-01:
Scott for Subdivision

Application of Stephanie

Sunnyside

Approval for property at 6 West
Lane.

Applicant did not appear.

IPB Matter #95-19:
Petitti for Informal

Application of Sara-Jane

Sycamore Lane.

Discussion for property at 59

Ms. Andrea Salvato appeared for the Applicant. Applicant proposes to create a second building lot. The Chairman advised the Applicant that she needed a Site Capacity determination and should contact the Planning Board Clerk for assistance in preparing the appropriate application to the Board.

IPB Matter #95-20:
Hurwitz for Site

Application of Peter & Donna

property at

Development Plan Approval for

40 Half Moon Lane.

Dennis Wedlick, Architect, and Mr. and Mrs. Hurwitz appeared on behalf of the Application. Applicant paid the required application fee and furnished evidence of mailing of required Notice to Affected Property Owners. The Applicant is requesting Site Development Plan Approval for an 1800 square foot addition on a total of two floors to the existing house to expand the living space to meet residential needs.

A letter from Ms. Pat Miller, 45 Half Moon Lane, dated October 5, 1995, regarding the application was acknowledged by the Board.

Mr. Wedlick explained the background of the project including the fact that the house was originally designed by Philip Johnson. Ms. Miller asked various questions regarding the project as did the Board. After the discussion, Mr. Buford asked the applicant to submit a site section for the project. The Board then asked, with the consent of the Chairman of the Architectural Review Board ("ARB") and the Applicants, for the project to be informally reviewed by the ARB before consideration by the Board.

IPB Matter #94-03: **Application of Westwood**
Development **Associates,**
Inc., for Limited Site Development
Plan Approval for property at Broadway,
Riverview Road and Mountain Road.

A complete transcript of the proceedings relating to this matter was prepared and is incorporated by reference.

Among the items discussed were the following: The determination of site capacity prior to application of the remedial legislation, the final comments to the scoping document and newspaper articles regarding other Villages' experiences with compost sites. The Board adjourned the public hearing on the scoping document until its next meeting to give the County Planning Commission time to submit comments should it so desire.

The Board then considered the following administrative matters:

Minutes of the Planning Board held on October 11, 1995, previously distributed, were, on motion duly made and seconded, approved.

The next regular meeting of the Planning Board was scheduled for Wednesday, November 1, 1995.

There being no further business, the meeting was adjourned.

Respectfully submitted,

William Bush, Secretary